

A	Plot schedule updated, existing trees and hedging to car park shown	07-03-11
B	Bins and Cycle store shown for surgery	10-03-11
C	Colour added, site boundary revised to include visibility splay	23-03-11
D	Surgery omitted, housing redesigned	10-07-12
E	Road revised and plots moved.	26-07-12
F	Plots amended	BS 22-08-12

legend

- ▲ Principle access
- △ Secondary access
- Indicative planting
- F1 1.8m high timber fence
- F2 1.8m high timber panel fence
- F3 1.2m high ranch style timber fence
- △G 1.8m high timber gate with secure access
- Paving slabs
- Block Paving
- Tarmac
- Proposed new position of existing adopted sewer with 5m easement
- existing FW sewer to be removed
- 2x2m pedestrian visibility splay
- No overhanging eaves shown on building plans
- Outside face of external wall
- Inside face of external wall
- Active frontage as thick line
- Existing trees to be removed
- Existing trees to be retained
- Existing hedging to be retained

Plot	Type	sqm	sqft
1	E	4b	105.8 sqm
2	E	4b	105.8 sqm
3	C2	5b	199.4sqm
4	C2	5b	199.4 sqm
5	C2	5b	199.4 sqm
6	D	4b	198.6 sqm
7	F	4b	128 sqm
8	D	4b	198.6 sqm
9	A	3b	94.9 sqm
10	A	3b	94.9 sqm
11	A	3b	94.9 sqm
12	A	3b	94.9 sqm
13	A	3b	94.9 sqm

Flood Risk Level is 80.760  
All FFLs to be 300mm above flood level = 81.060 in accordance with Flood Risk Assessment

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Project:	A development at West Street Steeple Claydon
Client:	Manor Oak Homes
Sheet title:	Site Plan
Ref:	7270/ 019F
Scale:	1:250 @ A1
Date:	15-02-11
Drawn:	JR
Checked:	RAW

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